

NO TRANSFER  
TAX PAID**WARRANTY DEED**

Know All Men By These Presents

**004280**

That **Veilleux Residential Group, LLC**, a Maine limited liability company with a place of business in Winslow, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Nancy Joseph**, of Waterville, County of Kennebec and State of Maine, and whose mailing address is 429 Main Street, Waterville, ME 04901, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Nancy Joseph, her heirs and assigns forever, certain premises located in Waterville, County of Kennebec and State of Maine, and being more particularly bounded and described as follows, to wit:

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# 2373

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Beginning at a point at the intersection of the easterly line of Main Street and the northerly line of a proposed street, said point being fifty (50) feet, more or less, northerly of Bernard and Doris Poulin's northwesterly corner; thence at right angles and in an easterly direction along the northerly line of said proposed street a distance of two hundred fifty (250) feet, more or less; thence at right angles and in a northerly direction a distance of one hundred ninety-seven (197) feet, more or less, to the northerly bound of land of the herein grantor; thence in a westerly direction along the northerly bound of the herein grantor to the northeast corner of land formerly of Lawrence Gullifer; thence in a southerly direction along the easterly line of said Gullifer a distance of seventy (70) feet, more or less, to said Gullifer's southeast corner; thence at a right angle and in a westerly direction along said Gullifer's southerly line a distance of one hundred fifty (150) feet, more or less, to the easterly line of Main Street; thence at a right angle and in a southerly direction along the easterly line of said Main Street a distance of two hundred (200) feet, more or less, to the point of beginning.

Meaning and intending to convey Lots 12, 13, and 15 as shown on "Plan of Lot Development on Upper Main Street, Ridge Road, Waterville, Maine" made for Merton Levine by Carl H. Crane, Registered Civil Engineer, July 7, 1955, and revised April 25, 1956, said plan not being recorded.

This conveyance is subject to the following restrictions which will be binding upon said grantee and all persons or entities claiming or holding under or through said grantee:

1. That said land shall be used only for residential purposes.
2. That no house for more than one family shall be built on said land, and any dwelling erected thereon shall cost no less than ten thousand dollars (\$10,000.00).
3. No building, including garages, shall be erected or placed on said land nearer to the lines of any street than twenty-eight (28) feet, and not nearer than fifteen (15) feet from any other boundary lines.
4. No animals, except household pets, to be kept on said premises.
5. No fence shall be erected on said premises unless approved by the herein grantor.
6. Only one dwelling is to be erected on each lot as shown on said plan.

BEING the same premises acquired by Veilleux Residential Group, LLC, by Quitclaim Deed from Veilleux Residential Group, LLC, dated December 20, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5887, Page 251.

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TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Nancy Joseph, her heirs and assigns, to her and her use and behoof forever.

AND it does COVENANT with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, Veilleux Residential Group, LLC, has caused this instrument to be executed by Linda A. Veilleux, its Manager, thereunto duly authorized on this 23<sup>rd</sup> day of February, 2000.

Signed Sealed and Delivered  
in the presence of:

Veilleux Residential Group, LLC

William P. Subord  
Witness

By: Linda A. Veilleux  
Linda A. Veilleux  
Its Manager

STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 23<sup>rd</sup> day of February, 2000, the above-named Linda A. Veilleux, Manager of Veilleux Residential Group, LLC, and acknowledged the above instrument to be her free act and deed in her capacity and the free act and deed of said limited liability company.

Before me,



William P. Subord  
Notary Public

WILLIAM P. DUBORD  
Attorney At Law  
Notary Public  
My Commission Expires 6/26/2001

RECEIVED KENNEBEC CO.  
2000 MAR -1 AM 9:00

ATTEST: Linda A. Veilleux  
REGISTER OF DEEDS